

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

**SPECIAL BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY NOV 22, 2017
11:30 AM
WBCA CLUBHOUSE**

Call to order at 11:30 a.m. by Carol Lovejoy, President.

Quorum established: Carol Lovejoy & Pat Altyn in person, Bob Hutchinson, Judy Sutherland, & Bob Tannura via telephone.

Carol Lovejoy made a motion that a request from Windrush North to use WBCA roads for WN seawall construction vehicles to be done at the same time as our seawall, Pat Altyn second the motion.

Discussion: for construction of entire WN wall.

Vote: all in favor 5. Passed unanimously.

Pat Altyn made a motion that a request was also made from Windrush North to waive WN all liability for any damage to WBCA roads during WN part of seawall construction project, Bob Hutchinson second the motion.

Discussion: Carol Lovejoy stated that "I cannot/ will not support the idea of WN having zero liability for any damage to WBCA roads if they use just our roads for the construction vehicles. WBCA roads will have double the use and double the weight of vehicles than if it was just for WBCA. The job will take nearly twice as long to complete (45 business days rather than about 28 business days). In addition, four owners from O building will lose their parking spaces until the entire job is complete. WN should be expected to pay a percentage of the expense of any constructions damages to our roads for the use of our roads. I am praying for no construction road damage at all... but if there is, WN should be held partially accountable. Saying WN has no money to do this project otherwise unless they have no liability for road damages is hardly a statement I want to defend to those WBCA owners (including me) who are scraping money together to pay the special assessment and then may need to pay for additional road repair while WN owners do not have to. I will vote no for zero liability as my conscience (and concerns for fairness and protecting the finances of WBCA and owners) will not allow me to vote otherwise. I will be outvoted and so the motion will pass. "

Seawall committee chair/finance committee chair, Jeff Schram had called Tami Milikan, of All Lines Insurance group directly. Jeff reported "anything catastrophic would be covered under Gulf Coast Marine's Insurance. No rider for road damage is available. Road damage is not covered under our insurance."

Bob Tannura stated that approving this motion is the lesser of two evils.

Steve Romano mentioned that we should monitor our roads after deliveries of dirt, etc.

There was also some audience discussion.

Vote: 4 in favor. 1 no, Carol Lovejoy

Motion to adjourn by Pat Altyn, second by Bob Hutchinson. Meeting adjourned at 11:44 a.m.

**— Mary Schram
Recorder-at-Meetings Committee**